



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: DECEMBER 3, 2001

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMEMBERS L.B. McDONALD and REESE

Also Present: DEPUTY CITY MANAGER DOUGLAS SELBY, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, REAL ESTATE AND ASSET MANAGEMENT MANAGER DAVID ROARK, and ASSISTANT DEPUTY CITY CLERK VICKY DARLING

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Downtown Transportation Center, City Clerk's Board

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

(3:02)

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AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: DECEMBER 3, 2001

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Weekly and Reese

Discussion and possible action regarding a Lease Agreement to lease a portion of surface parking spaces located at 600 South Fourth Street known as Parcel Number 139-34-311-110 to Demsey, Roberts & Smith, Ltd. (Gain of \$11,760/year – Municipal Parking Enterprise Fund) – Ward 3 (Reese)

Fiscal Impact

☐

No Impact

Amount: \$11,760 Gain/Year

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Budget Funds Available

Dept./Division: PW/Real Estate & Assets

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Augmentation Required

Funding Source: Municipal Parking Enterprise Fund

PURPOSE/BACKGROUND:

Through conversations with the Office of Business Development, the Real Estate & Assets Division of Public Works learned of Demsey, Roberts & Smith, Ltd. request to lease 28 parking spaces at this location. Each of the 28 spaces lease for \$35 a month. By providing these 28 spaces for use to the law firm, it will assist in maintaining an existing business located in the downtown area. The lease is month to month. The law firm is responsible for all maintenance and clean up.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Lease Agreement

COMMITTEE RECOMMENDATION:

COUNCILMAN REESE recommended that this item be forwarded to the Full Council with a “Do Pass” recommendation. **COUNCILWOMAN McDONALD** concurred.

MINUTES:

COUNCILWOMAN McDONALD declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF DECEMBER 3, 2001

Item No. 1 – Discussion and possible action regarding a Lease Agreement to lease a portion of surface parking spaces located at 600 South Fourth Street known as Parcel Number 139-34-311-110 to Demsey, Roberts & Smith, Ltd. (Gain of \$11,760/year – Municipal Parking Enterprise Fund) – Ward 3 (Reese)

MINUTES – Continued:

DAVID ROARK, Manager of the Real Estate and Asset Management Division, advised that the City purchased the land from Bank of America and hopes to eventually build a parking structure on site. In the meantime, staff is asking to lease surface parking spaces to an area law firm on a month-to-month basis with a 30-day termination clause. Staff recommends do pass.

No one appeared in opposition.

There was no further discussion.

COUNCILWOMAN McDONALD declared the Public Hearing closed.

(3:02 – 3:03)

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: DECEMBER 3, 2001**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Weekly and Reese

Discussion and possible action regarding Memorandum of Understanding #2001-4 between the City of Las Vegas and the Clark County School District to establish a modular unit to be located at Gibson Middle School, 3900 West Washington, to provide recreational programs for the Department of Leisure Services - Ward 5 (Weekly)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** PW/Real Estate☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

Staff is bringing forward MOU #2001-4 to allow the Department of Leisure Services to use land on CCSD property to provide space to locate a modular building. The modular building will be used by Leisure Services for office space to facilitate student participation in recreational programs after school and on weekends.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. MOU #2001-4
2. Site Map
3. Aerial Map

COMMITTEE RECOMMENDATION:

COUNCILMAN REESE recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. **COUNCILWOMAN McDONALD** concurred.

MINUTES:

COUNCILWOMAN McDONALD declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF DECEMBER 3, 2001

Item No. 2 – Discussion and possible action regarding Memorandum of Understanding #2001-4 between the City of Las Vegas and the Clark County School District to establish a modular unit to be located at Gibson Middle School, 3900 West Washington, to provide recreational programs for the Department of Leisure Services - Ward 5 (Weekly)

MINUTES – Continued:

DAVID ROARK, Manager of the Real Estate and Asset Management Division, explained that this MOU would allow the City to place a modular unit on School District property for use by administrative personnel in connection with a community school. Other issues such as right of entry will be addressed later. Staff recommends do pass.

No one appeared in opposition.

There was no further discussion.

COUNCILWOMAN McDONALD declared the Public Hearing closed.

(3:03 – 3:05)

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: DECEMBER 3, 2001**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Weekly and Reese

Discussion and possible action regarding a First Amendment to an Interlocal Agreement between the Board of Regents of the University and Community College of Southern Nevada on behalf of the Community College of Southern Nevada and the City of Las Vegas for the construction of soccer fields for location at the Charleston Campus, 6375 West Charleston - Ward 1 (M. McDonald)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** PW/Real Estate☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

On October 25, 2001, the Real Estate & Assets Division of Public Works received a letter from CCSN explaining the reduction in the scope of construction of the soccer complex originally agreed upon in June 2000. This amendment will delete the original Attachment A to the Interlocal and replaced with Attachment A-1. The amended Interlocal is identical to the site development plan just recently approved by Council. CCSD states in the letter that the complex is scheduled for completion May 2002.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Letter from CCSN
2. Attachment A-1
3. Site Map

COMMITTEE RECOMMENDATION:

COUNCILMAN REESE recommended that this item be HELD IN ABEYANCE to 12/17/2001. COUNCILWOMAN McDONALD concurred.

NOTE: SUBSEQUENTLY, AT THE CITY COUNCIL MEETING, THE CITY COUNCIL STRUCK THIS ITEM AND THE CITY ATTORNEY CONFIRMED THAT AS THE DOMINANT BODY, THE ITEM WOULD NOT APPEAR ON THE 12/17/2001 REAL ESTATE COMMITTEE MEETING.

REAL ESTATE COMMITTEE MEETING OF DECEMBER 3, 2001

Item No. 3 – Discussion and possible action regarding a First Amendment to an Interlocal Agreement between the Board of Regents of the University and Community College of Southern Nevada on behalf of the Community College of Southern Nevada and the City of Las Vegas for the construction of soccer fields for location at the Charleston Campus, 6375 West Charleston - Ward 1 (M. McDonald)

MINUTES:

COUNCILWOMAN McDONALD declared the Public Hearing open.

DAVID ROARK, Manager of the Real Estate and Asset Management Division, indicated that additional documentation needs to be provided and requested that the item be held in abeyance for two weeks.

No one appeared in opposition.

There was no further discussion.

COUNCILWOMAN McDONALD declared the Public Hearing closed.

(3:05 – 3:06)

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: DECEMBER 3, 2001

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Weekly and Reese

Discussion and possible action regarding a Development Agreement Second Amendment and Restrictive Covenant Running With The Land between the City of Las Vegas and Clark County to provide offsite improvements for the new Operations and Maintenance building at the City's Waste Water Treatment Plant located at 6005 Vegas Valley Drive - (County) - Near Ward 3 (Reese)

Fiscal Impact

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No Impact

Amount:

☐

Budget Funds Available

Dept./Division: PW/Real Estate

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Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

A condition for issuing the building permit for the new Operations & Maintenance building is to provide offsite improvements to the area adjacent to the WPCF. The agreement includes a restrictive covenant running with the land that describes the improvements.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Development Agreement Second Amendment
2. Restrictive Covenant Running With The Land
3. Legal Descriptions
4. Site Map

COMMITTEE RECOMMENDATION:

COUNCILMAN REESE recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILWOMAN McDONALD concurred.

MINUTES:

COUNCILWOMAN McDONALD declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF DECEMBER 3, 2001

Item No. 4 – Discussion and possible action regarding a Development Agreement Second Amendment and Restrictive Covenant Running With The Land between the City of Las Vegas and Clark County to provide offsite improvements for the new Operations and Maintenance building at the City's Waste Water Treatment Plant located at 6005 Vegas Valley Drive - (County) - Near Ward 3 (Reese)

MINUTES – Continued:

DAVID ROARK, Manager of the Real Estate and Asset Management Division, stated that the City entered into an agreement requiring that it provide off-sites improvements around its Wastewater Treatment Plant. Those off-site improvements were triggered by a development agreement with another developer. Pursuant to that development agreement, the developer will install all the off-site improvements connected with their project, including those for which the City was previously obligated. This agreement provides for the City to install off-site improvements along a portion of Desert Inn. The County Commission previously acted to approve the City's project subject to a condition requiring these off-sites and this agreement is necessary for the City to complete the permitting process.

No one appeared in opposition.

There was no further discussion.

COUNCILWOMAN McDONALD declared the Public Hearing closed.

(3:06 – 3:08)

1-120

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: DECEMBER 3, 2001

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Weekly and Reese

Discussion and possible action regarding a Lease Agreement to lease a portion of surface parking spaces located on Parcel Numbers 139-34-311-106 and -107, in the vicinity of Bonneville Avenue and Fourth Street to Raleigh, Hunt, McGarry & Drizin, P.C. (Gain of \$5,280/year – Municipal Parking Enterprise Fund) – Ward 3 (Reese)

Fiscal Impact

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No Impact

Amount: \$5,280 Gain/Year

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Budget Funds Available

Dept./Division: PW/Real Estate & Assets

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Augmentation Required

Funding Source: Municipal Parking Enterprise Fund

PURPOSE/BACKGROUND:

On September 16, 2001, the Real Estate & Assets Division of Public Works received a letter from Raleigh, Hunt, McGarry & Drizin, P.C. requesting to lease 11 parking spaces. Each of the 11 spaces lease for \$40 a month. By providing these 11 spaces for use to the law firm, it will assist in maintaining an existing business located in the downtown area. The lease is month to month.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Lease Agreement
2. 9/16/01 Letter

COMMITTEE RECOMMENDATION:

COUNCILMAN REESE recommended that this item be forwarded to the Full Council with a “Do Pass” recommendation. COUNCILWOMAN McDONALD concurred.

MINUTES:

COUNCILWOMAN McDONALD declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF DECEMBER 3, 2001

Item No. 5 – Discussion and possible action regarding a Lease Agreement to lease a portion of surface parking spaces located on Parcel Numbers 139-34-311-106 and - 107, in the vicinity of Bonneville Avenue and Fourth Street to Raleigh, Hunt, McGarry & Drizin, P.C. (Gain of \$5,280/year – Municipal Parking Enterprise Fund) – Ward 3 (Reese)

MINUTES – Continued:

DAVID ROARK, Manager of the Real Estate and Asset Management Division, advised that the 11 surface parking spaces would be on land previously purchased by the City from Bank of America and would be leased to an area law firm for \$40 per space per month.

No one appeared in opposition.

There was no further discussion.

COUNCILWOMAN McDONALD declared the Public Hearing closed.

(3:08 – 3:10)

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REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: DECEMBER 3, 2001

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

None.

THE MEETING ADJOURNED AT 3:10 P.M.

Respectfully submitted: _____
VICKY DARLING
December 3, 2001